



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: May 17, 2011

TO: Mayor and Councilmembers

FROM: Planning Division, Community Development Department

Subject: Community Priority Designation For 602 Anacapa Street

RECOMMENDATION:

That Council find that the Antioch University development project at 602 Anacapa Street meets the definition of a Community Priority Project, and grant the project a Preliminary Community Priority Designation for an allocation of 2,671 square feet of nonresidential floor area.

DISCUSSION:

Project Description

The project consists of a proposal to construct a 3,626 square foot (sf) addition, to create classrooms and offices for Antioch University, completely within the existing first floor volume of an existing mixed-use building. In order to proceed with this project, the applicant requests an allocation of 2,671 square feet from the Community Priority category. In addition to the requested allocation from the Community Priority category, the applicant has proposed the use of 955 square feet from the Small Addition category as defined in Santa Barbara Municipal Code Section 28.87.300.B to complete a new second floor within the existing one-story volume. The construction of the project is being phased to allow the applicant to expedite construction and the relocation of the school's administrative offices by May of 2011. All other areas of the university are expected to be constructed and relocated by the Fall of 2011.

Background

On March 7, 2011, the City received an Architectural Board of Review application for minor exterior alterations. The proposal included the demolition of a 1,691 square-foot exterior mezzanine, and construction of a 2,646 square foot second floor within the existing one-story volume (1,691 square feet to be demolished plus a 955 square-foot Small Addition = 2,646 square feet total floor area). Development Plan Approval (DPA) by the Architectural Board of Review is required because the cumulative additions for the site are between 1,000 and 3,000 square feet.

On March 10, 2011, the City received a building permit application for interior tenant improvements on the existing first and second floors of the building, for the school use (Antioch University).

On March 30, 2011, the applicant submitted a Pre-application Review Team (PRT) application which proposed to retain the 1,691 square-foot exterior storage mezzanine and increase the total additions by 980 square feet. The applicant has requested that City Council allocate 2,671 square feet from the Community Priority designation to complete the project. The phasing described was necessitated by the applicant's financial need to expedite the school's occupancy, and insufficient amount of time to obtain the required approvals for a single un-phased project. The resulting project would consist of a 3,626 square foot ($2,671 + 955 = 3,626$) addition to create a new second floor within the one-story volume with some exterior alterations. This proposal also includes a request for Development Plan Approval by the Planning Commission. The applicant continues to process the two applications concurrently to meet the school's scheduled occupancy dates. The environmental review for the cumulative project will be completed prior to an approval being granted for either project.

On April 7, 2011, staff brought the proposed change of use request to the Planning Commission during a lunch meeting and advised the Commission of the determination that the use had been found in substantial conformance with the original conditions of approval for the mixed-use building. Staff also informed the Commission of the phased approach for the project. The Commission supported staff's determination.

Community Priority Category

SBMC §28.87.300 provides for City Council designations of square footage for projects of broad public benefit deemed "*necessary to meet present or projected needs directly related to public health, safety or general welfare*". To date, a total of 231,965 square feet has been allocated (both preliminary and final designations) out of the Community Priority Category, with 68,035 square feet still available. Please refer to Attachment 3 for a list of Community Priority projects that have received a Preliminary or Final Designation. As noted on the list, there are some preliminary designations that may be reallocated to other categories, or withdrawn. These changes could possibly result in 27,000 to 99,500 square feet being added back to the Community Priority category to be used for future allocations.

Needs Assessment

As discussed above, the proposed addition would accommodate the school's existing operational needs from existing programs which are being relocated to the site. The project meets the definition of a community priority project because Antioch is an institution of higher learning which caters to Santa Barbara residents by providing students knowledge, skills, and habits which contribute to the general welfare of the community. Both Staff and the Planning Commission believe that the project meets the

definition of a community priority and, therefore recommend approval of a Preliminary Community Priority Category allocation of 2,617 square feet.

NOTE: The project plans have been sent separately to the City Council and are available for public review in the City Clerk's Office.

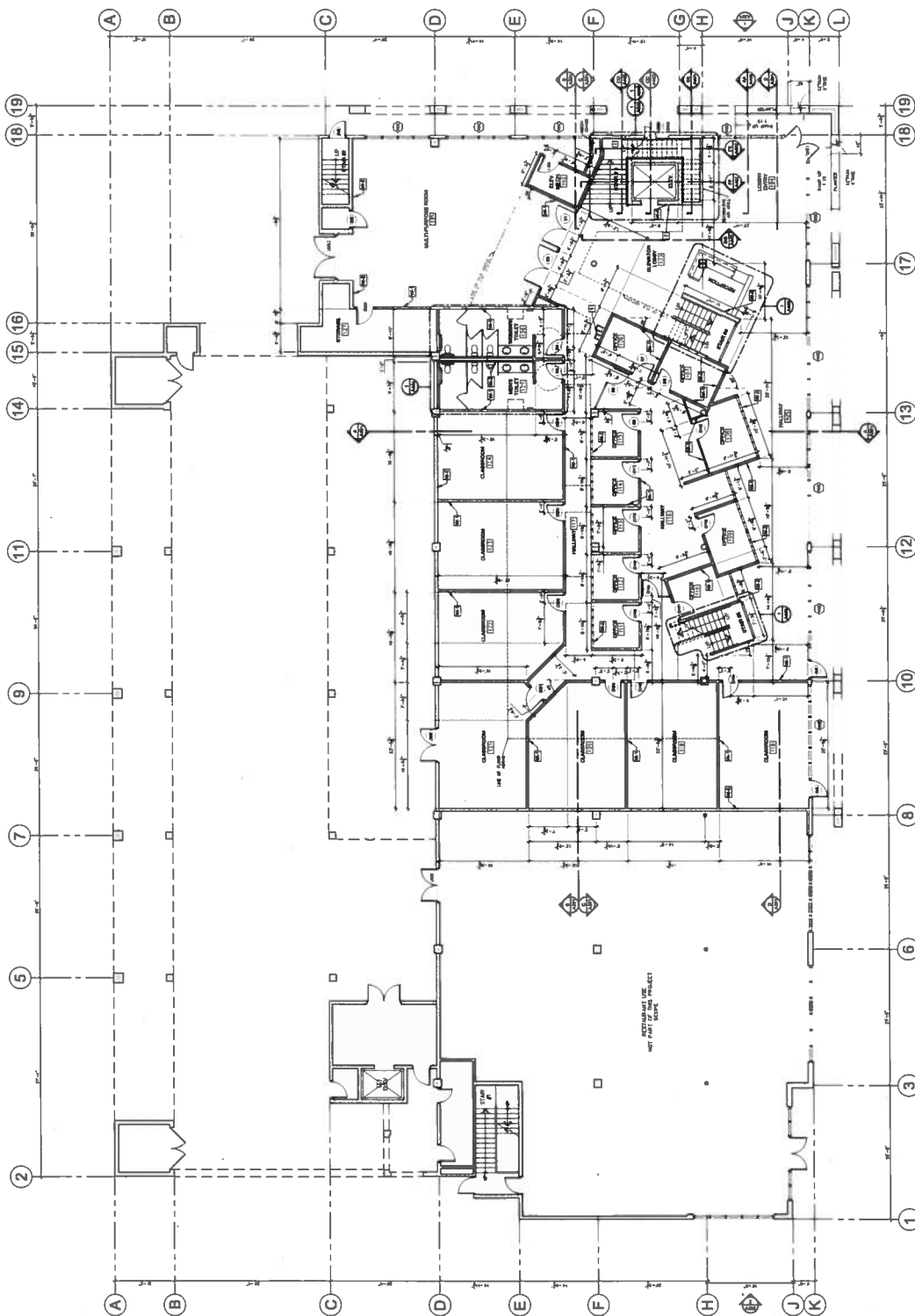
ATTACHMENTS:

1. Site Plan and floor plans
2. Applicant Letter dated April 2011
3. Community Priority Projects List

PREPARED BY: Suzanne Riegle, Assistant Planner

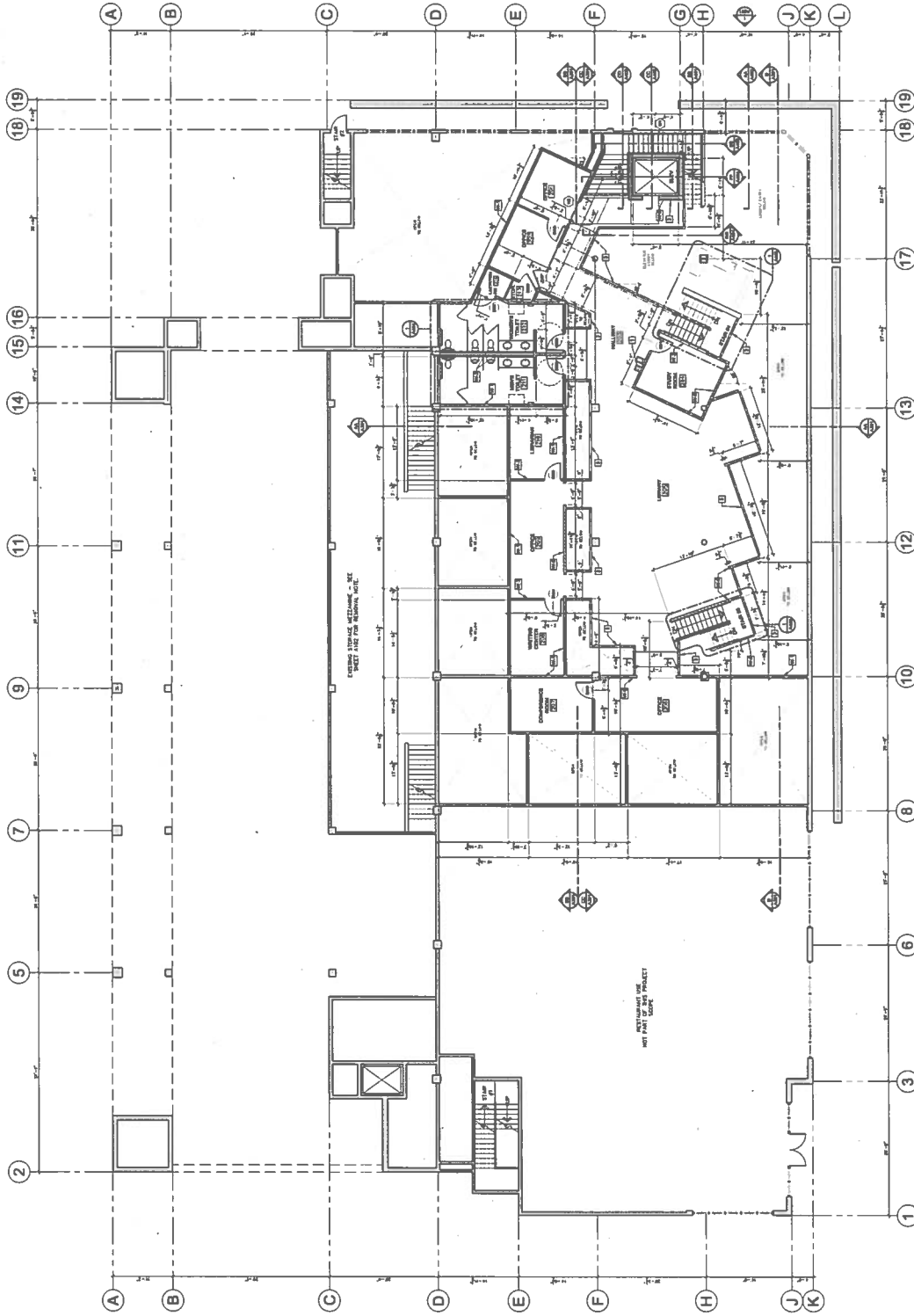
SUBMITTED BY: Paul Casey, Assistant City Administrator

APPROVED BY: City Administrator's Office



FLOOR PLAN NOTES








- 1 (N) 14 LOW ADA ACCESSIBLE DRINKING FOUNTAIN
- 2 SEE SHEETS A503 AND A505 FOR ELEVATOR CONTROLS
- 3 CABLE GUARD RAIL SEE SHEET A504 FOR DET.



LEVEL 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"



WALL TYPE LEGEND

W-1		2 X 8 STEEL STUD
W-2		3 POINT TRANSLUCENT WALL
W-3		2 X 4 STEEL STUD
W-4		1/2" ELEVATION SHAFT
W-5		RECEPTION DESK WALL SIZE SHEET AND
W-6		SALICITY MAGAZINE HEIGHT WALL
W-7		EXISTING WALL

FLOOR PLAN NOTES

1. FINISH FLOOR AS SHOWN
2. SEE SHEET 100 AND 101 FOR ELEVATION CONTROLS

1700 Coast Village Circle
 Sunnyvale, CA 94088
 Phone: 408.558.1100
 Fax: 408.558.1104
 www.legistics.com



ANTIOCH UNIVERSITY
 602 ANACAPA STREET
 SANTA BARBARA, CA 93101
 APN: 031-151-017

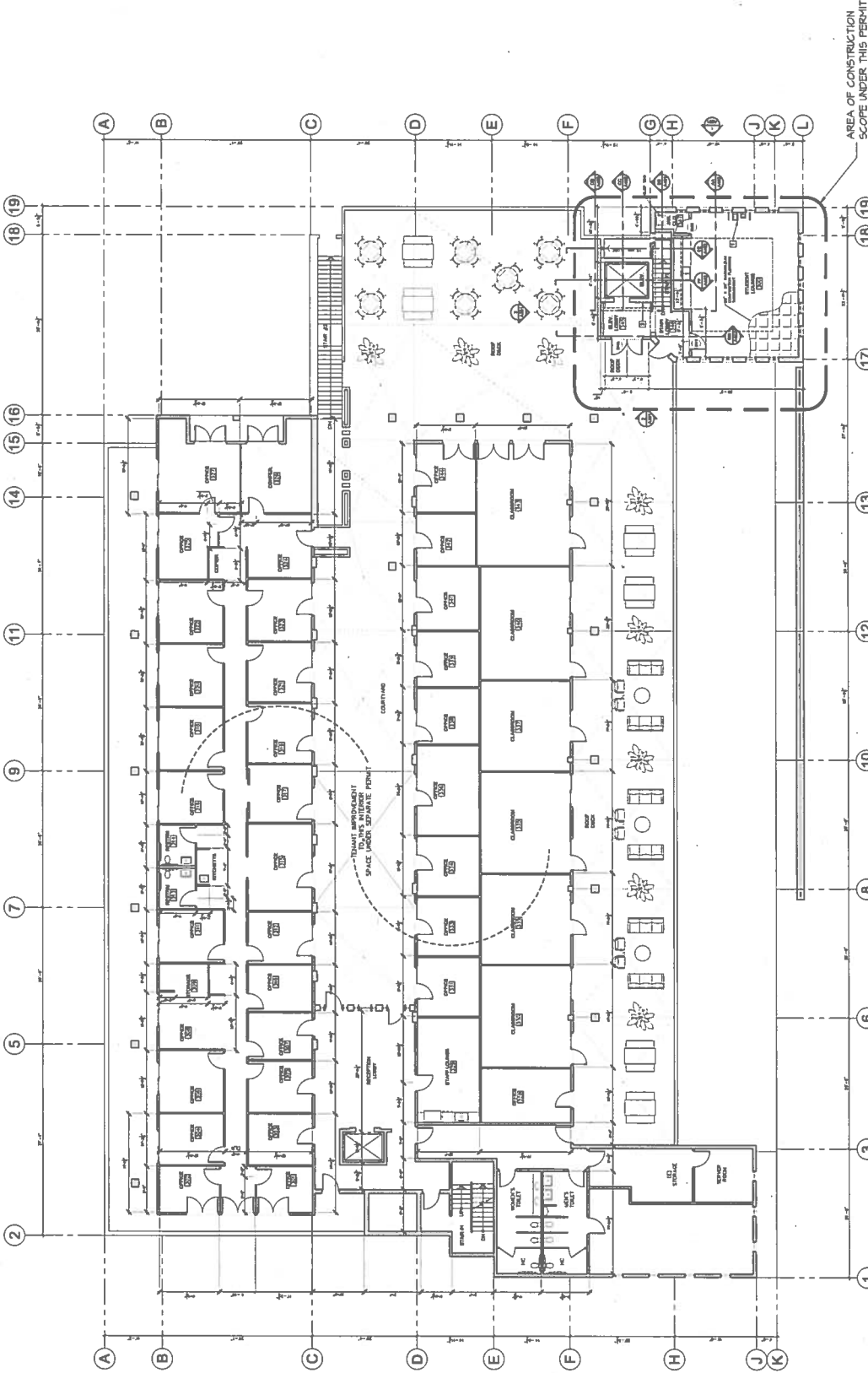
Date	Sheet
08/14/00	001 OF 001

PLAN CHECK
 SUBMITTAL

LEVEL 3
 FLOOR PLAN

A105

ALL RIGHTS RESERVED. KIMBLE ARCHITECTS P.C. 2001



NOTE: ADDITION OF ELEVATOR SHAFT AND LOBBY, AND ALTERATIONS TO THE STUDENT LOUNGE COVERED IN THIS SUBMITTAL. ALL OTHER AREAS OF THIS LEVEL ARE SHOWN FOR REFERENCE ONLY.

WALL TYPE LEGEND

W-1	2" x 8 STEEL STUD
W-2	3" FIRM TRANSLUCENT WALL
W-3	2" x 4 STEEL STUD
W-4	WALL WITH INTERIOR FINISH
W-5	RECEPTION DESK WALL
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W-98	RECEPTION DESK WALL
W-99	RECEPTION DESK WALL
W-100	RECEPTION DESK WALL

LEVEL 3 FLOOR PLAN
 SCALE: 1/8" = 1'-0"



AREA OF CONSTRUCTION
 SCOPE UNDER THIS PERMIT

S U Z A N N E E L L E D G E
P L A N N I N G & P E R M I T T I N G S E R V I C E S , I N C .

PRINCIPAL PLANNERS
SUZANNE ELLEDGE • LAUREL F. PEREZ
4 April 2011

RECEIVED
APR 04 2011

CITY OF SANTA BARBARA
PLANNING DIVISION

Suzanne Riegle, Associate Planner
Community Development Department, Planning Division
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

RE: Antioch University – Pre-Application Review Team Submittal (PRT);
(MST2011-00145), 602 Anacapa Street (APN 031-151-017)

Dear Ms. Riegle:

On behalf of Antioch University, applicants of 602 Anacapa Street, we are pleased to submit this applicant letter/project description as part of the Pre-Application Review Team (PRT) application material for your review.

Antioch University – History

Antioch University, originally a single campus college was founded in 1852 in Yellow Springs, Ohio inspired by Horace Mann, a vocal advocate for higher education that promotes the common good. Antioch was one of the first coeducational colleges to offer the same curriculum to male and female students and the first to grant a tenured professorship to a woman. Antioch was also one of the first historically all-white colleges and universities to eliminate race as an admission requirement and to actively recruit African American students.

Antioch University Santa Barbara

For more than 30 years, Antioch University's Santa Barbara (AUSB) campus has been part of the higher education community on the central coast in an opportune downtown location. AUSB is distinguished for its unique undergraduate degree completion program in liberal studies and its graduate master's and doctoral programs in clinical psychology and education that integrate students' academic experience and experiential learning. Today students' busy lives and diverse demands and responsibilities require educational institutions to provide a higher level of accessibility and flexibility. The community will benefit from the unique collaboration between Antioch University and the Hutton Parker Foundation who have purchased the property at 602 Anacapa Street and provided a long term lease.

Project Description

The subject property is located on the corner of Anacapa and Cota Streets and is developed with a three-story mixed use building that was approved by the Planning Commission in 1986. The property is zoned C-M (Commercial Manufacturing) and has a General Plan land use designation of Offices/Major Public Institutional. Additionally, the property is located in the Central Business District (CBD) and has an 80% designated parking zone of benefit.

The first floor, approximately 14,088 square feet, is currently occupied by a restaurant and the remaining space, approximately 9,454 net square feet, is vacant. The project involves a tenant improvement and creation of a new second story within the structure. The new second floor consists 3,626 net square feet. No changes are proposed to six units located on the third story.

There is an existing parking garage that serves the property containing 31 spaces accessed off of Cota Street. No changes are proposed to the parking.

Development Plan Approval and Community Priority Request

The project requires a Development Plan approval to increase the internal non-residential floor area of the existing building. In 1992, Development Plan Approval findings were made for an addition of 1,691 square feet located in a mezzanine structure within the garage and an addition of 354 square feet of office space on the second floor. As a result, there are 955 square feet of non-residential floor area remaining in the minor additions category.

In order for the University to function and provide adequate classroom space, staff and faculty offices, and necessary student support space (such as the library and writing center) we are requesting a Community Priority designation for additional floor area of 2,671 square feet beyond the allowed allocations from the minor and small additions categories. The mission statement of Antioch University is to nurture in their students the knowledge, skills and habits of reflection to excel as lifelong learners, democratic leaders and global citizens who live lives of meaning and purpose. As such AUSB contributes significantly to the general welfare of our community.

Discretionary Approvals for Consideration

The project requests the following discretionary actions for consideration:

1. Preliminary Designation of Community Priority project development status per SBMC §28.87.300.

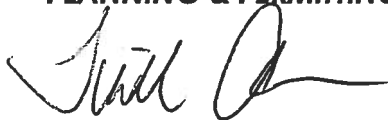
2. Development Plan Approval to allocate non-residential square footage from the Minor Addition and Community Priority categories per SBMC §28.87.300.
3. Final Designation of Community Priority project development status per SBMC §28.87.300.

Project Justification – Development Plan

The project is consistent with the zoning ordinance and an example of sound community planning. It meets the intent and purpose of the Development Plan and Community Priority designation. Additionally, the project is subject to review and approval by the Architectural Board of review and must meet the Board's mass, bulk and scale and neighborhood compatibility standards.

On behalf of the applicant and project team, we thank you for your review and comments regarding this PRT application.

Sincerely,
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES



Trish Allen, AICP
Senior Planner

**PROJECTS WITH PRELIMINARY OR FINAL
COMMUNITY PRIORITY DESIGNATIONS**

PROJECT/ADDRESS	PRELIM. DESIG. (SQ. FT.)	FINAL DESIG. (SQ. FT.)	STATUS/ COMMENT
Boys & Girls Club Addition 602 W Anapamu Street MST2002-00786	4,800		Initial application 1990; potential - working on revised
Housing Authority 702 Laguna Street MST92-00043		4,550	Completed
Natural History Museum 2559 Puesta Del Sol MST92-00608		2,165	Completed
Airport Fire Station 40 Hartley Place MST92-00746		5,300	Completed
Santa Barbara Zoo 500 Niños Drive MST95-00330		210	Completed
Desalination Plant 525 E. Yanonali Street MST95-00425 (MST90-00360)		528	Completed
Santa Barbara Rescue Mission 535 E. Yanonali Street MST96-00228		7,213	Completed
Airport Master Plan 601 Firestone Road MST96-00355		12,557*	Airline Terminal expansion; portion or all may be considered for Economic Development category at later date
Airport Master Plan 601 Firestone Road MST96-00355		50,000*	
Rehabilitation Institute 2405 and 2415 De la Vina Street MST97-00196		9,110	Completed
Visitor Information Center - Entrada de Santa Barbara 35 State Street MST97-00357		2,500	Approved 8/21/01

PROJECT/ADDRESS	PRELIM. DESIG. (SQ. FT.)	FINAL DESIG. (SQ. FT.)	STATUS/ COMMENT
Santa Barbara Harbor Restrooms 134 Harbor Way MST97-00387		1,200	Completed
Airport Terminal Expansion (trailers) 500 Fowler Rd. MST97-00392		2,300	Completed
Waterfront Department Offices 132 Harbor Way MST97-00503		3,240	Completed
Transitions Preschool 2121 De la Vina Street MST97-00696		723	Completed
S.B. Maritime Museum 113 Harbor Way MST97-00832		2,805	Completed
Santa Barbara Cottage Hospital (Hospitality House) 2407-2409 Bath Street MST98-00042		4,158	Completed
MacKenzie Park Lawn Bowls Clubhouse 3111 State Street MST98-00076		763	Completed
Cottage Hospital 320 West Pueblo Street MST98-00287		980	Completed
The Full Circle Preschool 509 West Los Olivos Street MST98-00231		832	Completed
Storyteller Children's Center 2115 State Street MST98-00364		2,356	Completed
Free Methodist Church 1435 Cliff Drive MST98-00877		2,544	Completed
Salvation Army 423 Chapala Street MST99-00014		2,968	Completed
Homeless Day Center and Shelter 816 Cacique Street MST99-00432		10,856	Completed

PROJECT/ADDRESS	PRELIM. DESIG. (SQ. FT.)	FINAL DESIG. (SQ. FT.)	STATUS/ COMMENT
Emmanuel Lutheran Church 3721 Modoc Road MST99-00510		8,120	Completed
Marymount School 2130 Mission Ridge Road MST99-00542		4,000	Completed
Parking Lot 6 – Granada Theater 1221 Anacapa MST1999-00909/MST2003-00908		7,810	Completed
Planned Parenthood 518 Garden Street MST1999-00916		3,565	Completed
Sea Center 211 & 213 Stearns Wharf MST2000-00324		3,212	Completed
Santa Barbara Zoo 500 Ninos Drive MST2000-00707 (& MST2002-00676)		10,000	Final Designation 4/10/2007
Clean Water and Creeks Restoration Office 620 Laguna Street MST2000-00828		480	Completed
Elings Park 1298 Las Positas Road MST2001-00007/MST2006-00509	12,190		Draft EIR stage
Braille Institute 2031 De la Vina Street MST2001-00048		4,000	Completed
Modular Classrooms at Boys & Girls Club 632 E. Canon Perdido Street MST2001-00150		6,502	Completed
Cater Water Treatment Plant 1150 San Roque Road MST2001-00732		6,750	Completed
Santa Barbara Neighborhood Medical Clinics 915 North Milpas Street MST2001-00774		2,518	Completed
632 E. Canon Perdido St. Boys and Girls Club MST2002-00786 MST2008-00563	7,600		Preliminary Designation 7/15/03

PROJECT/ADDRESS	PRELIM. DESIG. (SQ. FT.)	FINAL DESIG. (SQ. FT.)	STATUS/ COMMENT
617 Garden St. Mental Health Assoc. MST2002-00257		2,703	BP Issued 11/17/06
4000 La Colina Rd Bishop Diego High School MST 2004-00673		9,512	Final Designation 12/20/2005
540 W Pueblo St Cancer Center MST2007-00092		5,845	Final Designation 7/13/2010
125 State St Children's Museum MST2009-00119	2,500		Preliminary Designation 4/7/2009
SUBTOTALS:	27,090	199,030	
ALLOCATED TO DATE: 231,965 SQ. FT. REMAINING UNALLOCATED: 68,035 SQ. FT.			